

City of Detroit

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PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE

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Assistant City Council Committee Clerk

THURSDAY, OCTOBER 10, 2019

10:00A.M.

A. ROLL CALL -

B. APPROVAL OF MINUTES

C. PUBLIC COMMENT

D. 10:05 A.M. PUBLIC HEARING – RE: Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 11 to modify the existing PD (Planned Development District) zoning classification, established by Ordinance No. 512-H, shown on property located at 3500 East Jefferson Avenue, generally bounded by Wight Street (extended) to the north, the U.S. Coast Guard facility located at 110 Mt. Elliott Street to the east, the Detroit River to the South, and East Harbortown Drive to the west. (**Law Department; Department of Public Works; Buildings, Safety Engineering and Environmental Department; Planning and Development, Board of Zoning Appeals; City Planning Commission/LPD Legislative Policy Division**)

E. 10:20 A.M. DISCUSSION – RE: Discussion with taxing jurisdictions regarding the fiscal impact of the Petit Bateau Redevelopment Brownfield Plan (**Taxing Units; Detroit Brownfield Redevelopment Authority**)

F. 10:25 A.M. PUBLIC HEARING – RE: Approval of the Brownfield Plan of the City of Detroit Brownfield Redevelopment Authority for the Petit Bateau Redevelopment. (**Petit Bateau LLC is the project developer (the “Developer”) for the Plan which entails the**)

construction of a five-story mixed-use building, a four-story mixed-use building, and approximately twenty residential townhomes, with 3,200 square feet of commercial space along with associated site improvements. The project will develop one of the last development sites in Midtown and the Historic Art Center neighborhood. The Property was historically occupied by residential, multi-family apartments, a church and an auto repair shop. The Property is currently vacant. The total investment is estimated to be \$23 million. The Developer is requesting \$2,279,193.00 in TIF reimbursement. There will be 100 temporary construction jobs and 2 FTE jobs. The 2 FTE jobs will be related to property management.). (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation)

G. 10:40 A.M. PUBLIC HEARING – RE: Establishing an Obsolete Property Rehabilitation District on behalf of Wayne County Land Bank in the area of 511 Woodward, Detroit, Michigan, in accordance with Public Act 146 of 2000 (**Petition #1008**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

H. 10:50 A.M. PUBLIC HEARING – RE Establishing an Obsolete Property Rehabilitation District on behalf of K8 Partners, LLC in the area of 2119 Field, Detroit, Michigan, in accordance with Public Act 146 of 2000 (**Petition #881**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

I. 11:00 A.M. PUBLIC HEARING – RE: Establishing a Commercial Rehabilitation District for S&S Development, LLC in the area of 1301, 1312, 1313, 1323 Seward St. Detroit, Michigan, in accordance with Public Act 210 of 2005 (**Petition #1005**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

J. 11:10 A.M. PUBLIC HEARING – RE: Approving an Obsolete Property Rehabilitation Certificate on behalf of Crawford Real Estate and Development Holdings, LLC in the area of 6340 E. Jefferson, Detroit, Michigan in accordance with Public Act 146 of 2000 (**Petition #702**). (**Taxing Units, Petitioner, Finance Department; Finance Department/Assessments Division, Housing and Revitalization and Planning and Development Departments, City Council's Legislative Policy Division, Detroit Economic Growth Corporation**)

K. 11:25 A.M. PUBLIC HEARING – RE: Approving an Obsolete Property Rehabilitation Certificate on behalf of 6001 Cass, LLC in the area of 6001 Cass Avenue, Detroit, Michigan, in accordance with Public Act 146 of 2000 (**Petition #282**). (**Petition #702. (Taxing Units, Petitioner, Finance Department; Finance Department/Assessments**

**Division, Housing and Revitalization and Planning and Development Departments,
City Council's Legislative Policy Division, Detroit Economic Growth Corporation)**

L. 11:40 A.M. DISCUSSION – RE: DLBA Quarterly Report, 4th Quarter FY 2019. (Detroit Land Bank Authority)

UNFINISHED BUSINESS

1. Status of **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Request to Refer the Draft Right to Counsel Ordinance to the Planning and Economic Development Standing Committee. **(BROUGHT BACK AS DIRECTED ON 9-19-19)**
2. Status of **Council President Pro Tempore Mary Sheffield** submitting Proposed Ordinance to amend Chapter 14 of the 1984 Detroit City Code, Community Development, by adding Article XII, Publicly-Funded Construction Projects, Division 1, In General, Section 14-12-4, Responsibility and requirements, 14-12-5, Exceptions to Workforce Target, 14-12-6, Compliance, 14-12-7, Application and reporting, to provide for the health, safety and general welfare of the public by encourage and maximize the utilization of Detroit residents on all City contracts and all projects benefited by City subsidies. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 9-19-19)**
3. Status of **Council President Pro Tempore Mary Sheffield** submitting memorandum relative to Request for LPD to Draft an Amendment to the Proposed 51% Local Hiring Ordinance to Require Section 3 Certification on City-funded Construction Projects. **(BROUGHT BACK AS DIRECTED ON 9-19-19)**
4. Status of **Law Department** submitting report and Proposed Ordinance to amend Chapter 50 of the 1984 Detroit City Code, Streets, Sidewalks and Other Public Places, Article VII, Opening, Closing, Extending, widening, Vacating, Naming and Renaming of Streets and Assigning Secondary Names to Streets, by adding Division 3, Secondary Street Signs, Section 50-7-21, Assignment of secondary street signs permitted; Section 50-7-22, Location of secondary street signs; Section 50-7-23, Maintenance of secondary street signs; Section 50-7-24, Removal of secondary street signs; Sections 50-7-25, Limit on quantity of secondary street signs assigned per year; Section 50-7-31, Official petition form required; Section 50-7-32, Procedure; Section 50-7-33, Duties of the Legislative Policy Division to provide notice; Section 50-7-34, Duties of the Legislative Policy Division to prepare report; Section 50-7-35, Public hearing; Section 50-7-36, Resolution by City Council authorizing secondary street sign; Section 50-7-37, Duties of the Department of Public Works; Section 50-7-41, Procedure for City Council initiative; Section 50-7-42, Duties of the Legislative Policy Division to provide notice regarding assignment of secondary street sign through City Council initiative; Section 50-7-43, Report by the Legislative Policy Division regarding assignment of secondary street name through City Council initiative; Section 50-7-44, Public hearing regarding assignment of secondary street name through City Council initiative; Section 50-7-45, Resolution by City Council authorizing secondary street name; and Section 50-7-46, Duties of the Department

of Public Works regarding assignment of secondary street sign through City Council initiative; to create a process for the assignment of secondary street signs, either by petition or by City Council initiative; to provide criteria for eligibility for the assignment of a secondary street sign; to provide timing requirements for the process of assigning a secondary street sign; to establish the duties of the Office of the City Clerk, Legislative Policy Division, and Department of Public Works in relation to the assignment of secondary street signs; to establish costs to be charged for the application for and installation of a secondary street sign; and to establish a limit for the quantity of secondary street signs that may be assigned within a calendar year. **(FOR INTRODUCTION OF AN ORDINANCE AND THE SETTING OF A PUBLIC HEARING?) (BROUGHT BACK AS DIRECTED ON 9-19-19)**

5. Status of Council Member Roy McCalister, Jr. submitting memorandum relative to Requesting an Amendment to the Proposed Secondary Street Signs Replacement Ordinance. **(BROUGHT BACK AS DIRECTED ON 9-19-19)**
6. Status of City Planning Commission submitting reso. autho. Request from Pogoda Companies to rezone 15999 Joy Road and a portion of 15801 Joy Road from an R5 (Medium Density Residential) and an M4 (Intensive Industrial) zoning classification to a B4 (General Business District) zoning classification to develop a self-storage facility/public storage house. **(RECOMMEND DENIAL) (BROUGHT BACK AS DIRECTED ON 9-19-19)**
7. Status of Detroit Land Bank Authority submitting report relative to City Council Quarterly Report, 4th Quarter FY 2019. **(The DLBA's holistic approach to blight elimination continues to improve the quality of life for Detroit residents and drive neighborhood investment. We continue to think creatively about practical solutions that will further our mission of returning blighted, vacant properties to productive use. The DLBA tested new campaigns, reshaped leadership, and increased transparency during the fourth quarter of fiscal year 2019.) (BROUGHT BACK AS DIRECTED ON 9-26-19)**
8. Status of Council Member James Tate, Jr. submitting memorandum relative to Compliance Monitoring for Property Sales. **(BROUGHT BACK AS DIRECTED ON 9-26-19)**
9. Status of Council President Pro Tempore Mary Sheffield submitting memorandum relative to property located at 112 East Philadelphia Street. **(BROUGHT BACK AS DIRECTED ON 9-26-19)**

NEW BUSINESS

LAW DEPARTMENT

10. Submitting report and Proposed Ordinance to amend Chapter 50 of the 2019 Detroit City Code, *Zoning*, by amending Article III, *Review and Approval of Procedures (Part 1)*, Division 5, *Site Plan Review*, Subdivision A, *In General*, Section 50-3-113, *Subdivision B, Submission Requirements*, Section 50-3-135, *Proposed Site Plan*, and

Subdivision D, *Approval Criteria*, Section 50-3-180, *Criteria; aesthetics*; Division 6, *Special District Review*, Section 50-3-227, *Report and recommendation*; Division 10, *Condominium Subdivisions*, Section 50-3-482, *Compliance with subdivision regulations required*; Article IV, *Review and Approval Procedures (part 2)*, Division 2, *Temporary Use Permits*, etc. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**

11. Submitting report and Proposed Ordinance to amend Chapter 4 of the 2019 Detroit City Code, *Advertising*, by renaming the chapter to *Advertising and Signs* and amending the chapter to consist of Article I, *Generally*, consisting of Section 4-4-1, *Definitions*, Section 4-1-2, *Misdemeanor violation; aiding and abetting violation; continuing violation; penalties for conviction thereof*, Section 4-1-3, *Enforcement*, Section 4-1-4, *Posting of advertising materials on public or private property*, Section 4-1-5, *Carrying or placing advertising materials on freeway overpass where visible from freeway prohibited*, Section 4-1-6, *Publication of false, misleading advertising prohibited*, Section 4-1-7, *Presumptions concerning identity of violator*; Article II, *Distribution of Handbills, Circulars, and Advertising Cards*, consisting of Section 4-2-1, *Misdemeanor violation; continuing violation; penalties for convictions thereof*, Section 4-2-2 *Enforcement*, Section 4-2-3, *Interfering with or impeding pedestrian or vehicular traffic; prohibited*, Section 4-2-4, *Solicitation at posted residential premises prohibited*; Article III, *Protection of Minors Against Advertisement and Promotion of Alcoholic Liquor and Tobacco Products*, consisting of Section 4-3-1, *Purpose*, Section 4-3-2, *Misdemeanor violation; continuing violation; penalties for conviction thereof*, Section 4-3-3, *Enforcement*, Section 4-3-4, *Advertisement of alcoholic liquor and any tobacco product prohibited within a 1,000-foot radius of certain locations*, Section 4-3-5, *Exceptions to prohibitions*, Section 4-3-6, *Method for measurement*, Section 4-3-7, *Phase-out period*; Article IV, *Regulation of Business and Advertising Signs*, consisting of Division 1, etc. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**
12. Submitting report and Proposed Ordinance to amend Chapter 43, of the 2019 Detroit City Code, *Sidewalks and Other Public Places*, by repealing Article XII, *Signs and Marquees on Woodward Avenue*, to conform certain sign requirements on Woodward Avenue to the Proposed Chapter 4, *Advertising and Signs*. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**
13. Submitting report and Proposed Ordinance to amend Chapter 40, of the 2019 Detroit City Code, *Sales*, by Amending Article I, *Auctions and Auctioneers*, Division 1, *Generally*, Section 40-1-12, *Use of musical instruments, flags, etc., noise to attract attention prohibited*, to conform certain auctioneer sign requirements to the proposed Chapter 4, *Advertising and signs*. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC**

DEVELOPMENT STANDING COMMITTEE ON 10-10-19)

CITY PLANNING COMMISSION

14. Submitting report and Proposed Ordinance to amend Chapter 61 of the 1984 Detroit City Code, ‘Zoning,’ commonly known as the Detroit Zoning Ordinance, by amending Article XVII, District Map No. 45 to show an M3 (General Industrial District) zoning classification where an R2 (Two-family Residential District) zoning classification currently exists on one-hundred seventy-five parcels, bounded by McGraw Avenue, the westerly line of 35th Street (vacated), the Edsel Ford Freeway right-of-way, the alley west of and parallel to 28th Street, the alley south of and parallel to W. Warren Ave, and the alley west of and parallel to 31st Street. **(FOR INTRODUCTION AND SETTING OF A PUBLIC HEARING?) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**

HOUSING AND REVITALIZATION DEPARTMENT

15. Submitting reso. autho. FY 2019-20 Budget Amendment to CDBG/NOF Homeless Public Service. **(The Housing and Revitalization Department (HRD) hereby requests to amend the 2019-20 Community Development Block Grant (CDBG)/NOF Homeless Public Service budget to reflect the actual allocations received from the U.S. Department of Housing and Urban Development (HUD).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**

PLANNING AND DEVELOPMENT DEPARTMENT

16. Submitting reso. autho. Property Sale – 331 Melbourne, Detroit, MI 48202. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Motown Rising, LLC (the “Purchaser”), to purchase certain City-owned real property at 331 Melbourne, Detroit, MI (the “Property”) for the purchase price of Seven Thousand Two Hundred Fifty and 00/100 Dollars (\$7,250.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**

17. Submitting reso. autho. Property Sale – 3205 Tyler, Detroit, MI 48238. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Ms. Sylvia Greene (the “Purchaser”), to purchase certain City-owned real property at 3205 Tyler, Detroit, MI (the “Property”) for the purchase price of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**

18. Submitting reso. autho. Property Sale – 17264 Mt. Elliott, Detroit, MI 48212. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from 21st Century Holdings, LLC (the “Purchaser”), to purchase**

certain City-owned real property at 17264 Mt. Elliott, Detroit, MI (the “Property”) for the purchase price of Eight Thousand Eight Hundred and 00/100 Dollars (\$8,800.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)

19. Submitting reso. autho. Property Sale – 13113 Dexter, Detroit, MI 48238. **(The City of Detroit, Planning and Development Department (“P&DD”) has received an offer from Kali Clowney (the “Purchaser”), to purchase certain City-owned real property at 13113 Dexter, Detroit, MI (the “Property”) for the purchase price of Seven Thousand Eight Hundred and 00/100 Dollars (\$7,800.00).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**
20. Submitting reso. autho. Transfer of Jurisdiction/Property Sale – Harry Downey Playfield (a/k/a 3090 Humboldt). **(We are in receipt of an offer from FCC Committee For Civic and Social Causes, a Michigan Nonprofit Corporation (the “Purchaser”) to purchase 3090 Humboldt (“the Property”) for the amount of Ten Thousand and 00/100 Dollars (\$10,000.00). This property measures approximately 36,315 square feet and is zoned R3 (Low Density Residential).) (REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**

MISCELLANEOUS

21. **Council Member Roy McCalister, Jr.** submitting memorandum relative to Vacancies – Council Appointees to DBRA-CAC. **(REFERRED TO THE PLANNING AND ECONOMIC DEVELOPMENT STANDING COMMITTEE ON 10-10-19)**